

Carmarthenshire Revised Local Development Plan 2018-2033

Preferred Strategy – Easy Read Version

This is an easy read version of the Preferred Strategy of the Carmarthenshire County Council Revised Local Development Plan (LDP). The Preferred Strategy is a document which begins to set out the long term vision for Carmarthenshire by indicating how much development is needed within the County and broadly where this is likely to be.

In producing the Preferred Strategy, we have had to understand the main issues that the County faces in terms of social, economic and environmental matters. As part of trying to understand this, we have met with town and community councils, elected Members of the County Council, developers and other interested parties to hear about what is important to people and what influence the LDP can have on these issues.

Some of the issues which were highlighted include:



Lack of new homes being built.



Lack of employment opportunities, broadband and public services in rural areas.



Young people leaving the County.



Meeting the needs of an ageing population.



Distributing growth sustainably.

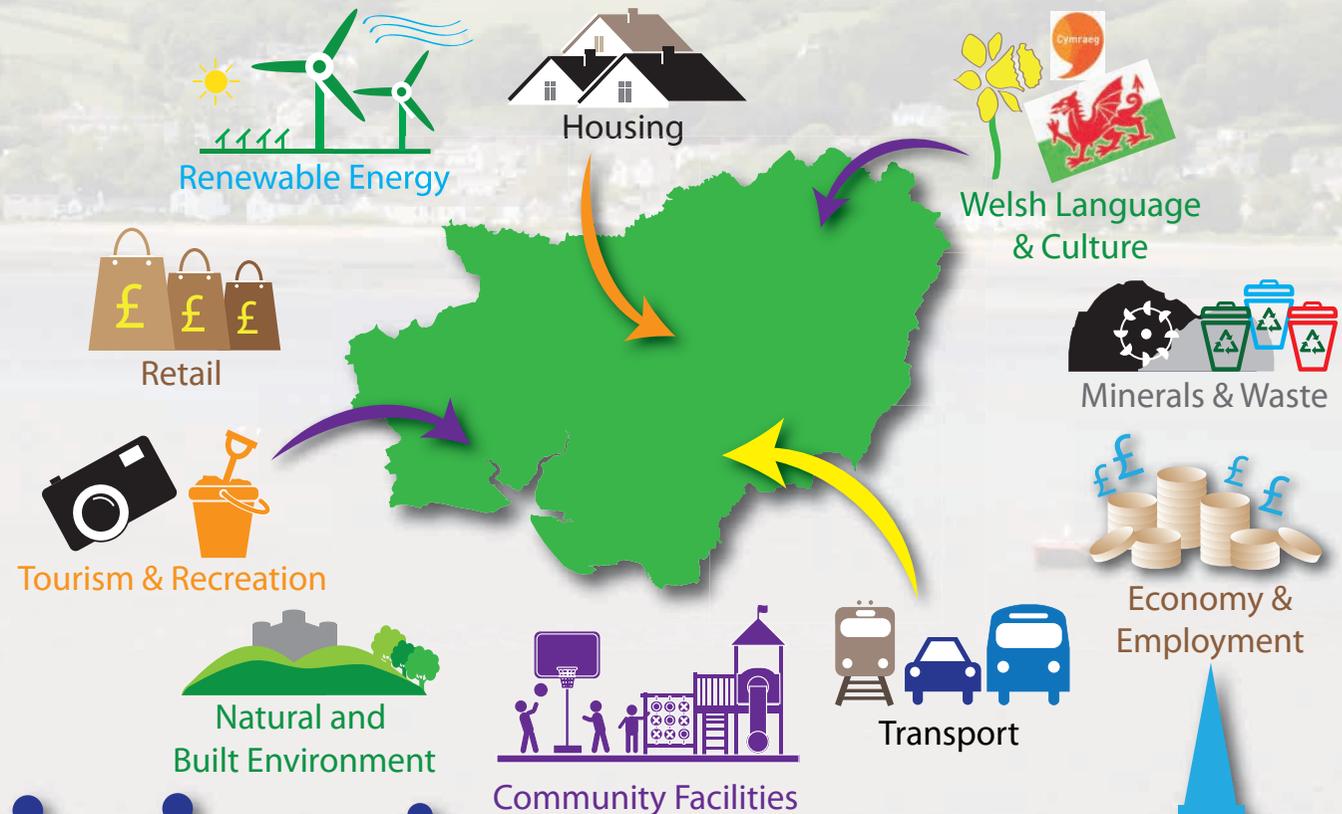
As part of producing the Revised LDP we have considered these issues and influences, and this has supported the creation of a Vision which will guide the Revised LDP.



Our Vision - One Carmarthenshire

Carmarthenshire 2033 will be a place to start, live and age well within a healthy, safe and prosperous environment, where its rich cultural and environmental qualities are valued and respected. It will have prosperous, cohesive and sustainable communities providing increased opportunities, interventions and connections for people, places and organisations in both rural and urban parts of our County.

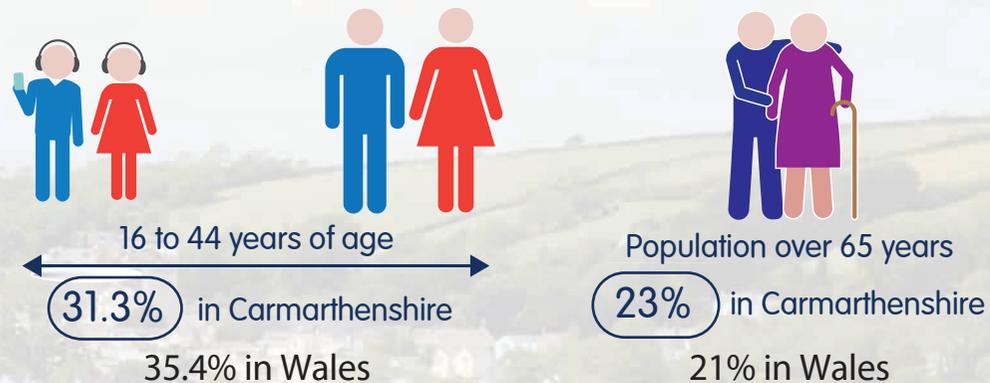
It will have a strong economy that reflects its position as a confident and ambitious driver for the Swansea Bay City Region.



How will Carmarthenshire grow?

The Preferred Strategy considers the future direction of population and housing growth within Carmarthenshire and how it will be distributed across the County for the Plan period 2018-2033.

As part of this process, we have looked at the characteristics of Carmarthenshire's population.



We found that :

- Carmarthenshire is home to around 6% of Wales' total population with 186,452 people.
- The population has grown by 12,800 people since 2001.
- The major influence of change in Carmarthenshire's population is the movement of people into the County.
- More people are dying in Carmarthenshire than are being born.
- A large number of 15-19 year olds leave the County, and as they get older they are less likely to return.
- Carmarthenshire has an ageing population, with the percentage of people over 65 years of age increasing.



How will Carmarthenshire grow?

To work out what Carmarthenshire's population is going to be like in the future and the number of houses we should plan for, we look at information such as how the population has changed over the last couple of decades. In preparing the Preferred Strategy, we looked at 8 different population trends over varying timescales, which we then narrowed down to be the preferred option.

When we chose our preferred option, we looked at how social and economic factors can influence Carmarthenshire's population. Some of these factors include creating opportunities for young people to live and work in the County, provide more affordable housing, and support the County's regeneration ambitions.



Our selected population projection shows that we will need:

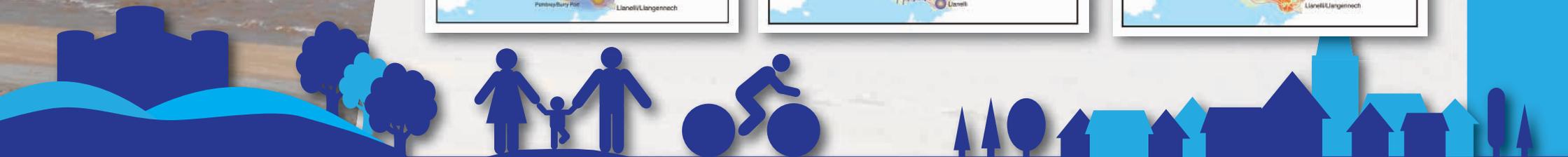
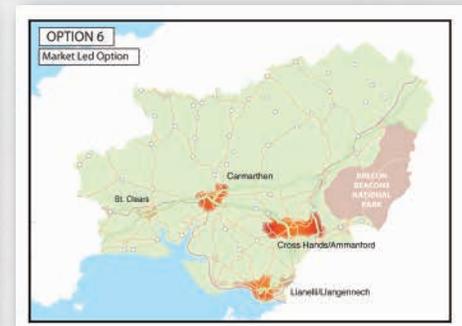
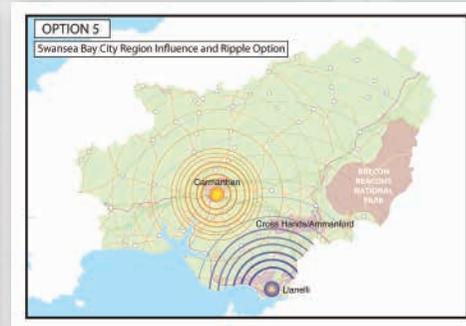
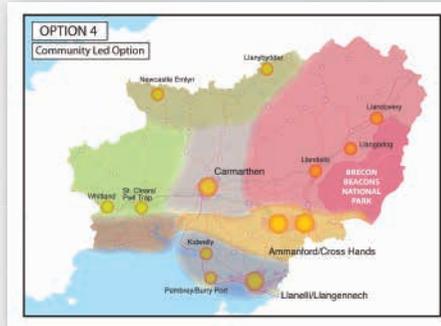
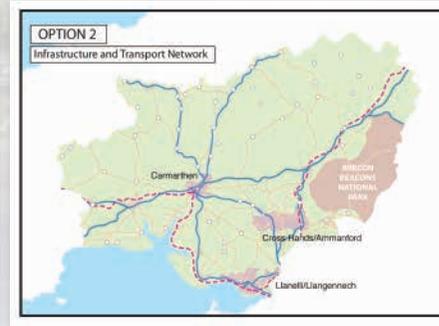
- ✓ To provide 9,887 new homes over the next 15 years.
- ✓ Homes will be developed on both large and small sites to cater for different housing needs across the County.
- ✓ To include affordable homes.



How will Carmarthenshire grow?

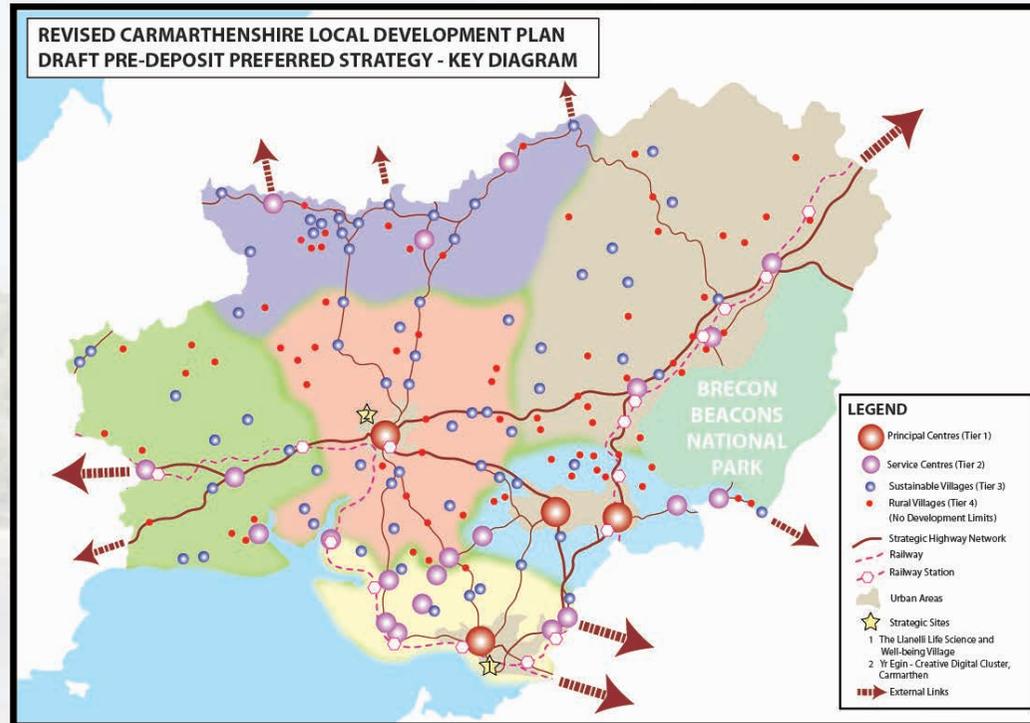
The second part of the Preferred Strategy looks at how the homes and employment sites we need to provide are to be distributed across the County. As part of this process we looked at 6 different spatial options for distribution - all very different to each other. We considered factors such as:

- ✓ Reducing the number and distance of journeys by car that we make;
- ✓ The location of services and facilities;
- ✓ Which areas have supporting infrastructure in place, such as access to water and sewerage systems;
- ✓ Impacts on the environment;
- ✓ Access to main roads and public transport routes;
- ✓ Where employment land is located;
- ✓ Where new homes are located;
- ✓ Which areas are more popular to build in.



How will Carmarthenshire grow?

Once we considered all of these factors, we realised that the best way to distribute growth was through a mix of the different options to create a new option called “The Balanced Community and Sustainable Growth Strategy”.



The reason we chose to create this new option was to ensure that the distribution of growth throughout the County considers the following:

- ✓ Some areas will be able to receive more sustainable growth than others;
- ✓ Opportunities are provided for rural areas;
- ✓ Homes are provided where the housing market is buoyant;
- ✓ Homes are provided where they are needed;
- ✓ Growth is delivered where there is sufficient infrastructure;
- ✓ The investment and economic benefits to the County are recognised.



Strategic Planning Policies

Whilst this new strategy looks at how growth is distributed on a county-wide level, the sites which will be allocated for development in the Revised LDP will be identified when we publish the Deposit Local Development Plan.

To outline how we look to deliver the vision and objectives of the Preferred Strategy, we have also set out 19 strategic policies which cover a whole range of topic areas. These include:

- Strategic Growth
- Retail and Town Centres
- Providing New Homes
- Affordable Homes
- Strategic Sites
- Employment and the Economy
- Welsh Language and Culture
- Infrastructure
- Gypsy and Traveller Provision
- The Visitor Economy
- Placemaking, Sustainability and High Quality Design
- Protection and Enhancement of the Natural Environment
- Protection and Enhancement of the Built and Historic Environment
- Climate Change
- Sustainable Distribution - Settlement Framework
- Transport and Accessibility
- Mineral Resources
- Waste Management
- Rural Development

Whilst the strategy above considers the future path of development for Carmarthenshire over the next 15 years, we have also produced two documents which look at how sustainable the strategy is, as well as any impact it may have on European protected sites within the County. These are called the Initial Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) Screening Report.



What happens now?

An 8-week consultation will take place on the Preferred Strategy, in addition to the Initial Sustainability Appraisal and HRA Screening report from 12th December 2018 until 8th February 2019.

This will give the public and other interested parties an opportunity to submit their views in writing to the Council. All representations received during the public consultation will be recorded and considered by the Council.

The Preferred Strategy and supporting documents will be available to view on the Council's website, at public libraries and at each of the Council's principal offices.



Want to share your views?

The consultation form can be downloaded from the Council's website, or alternatively it is available at public libraries and at each of the Council's principal offices.

